



FOR LEASE

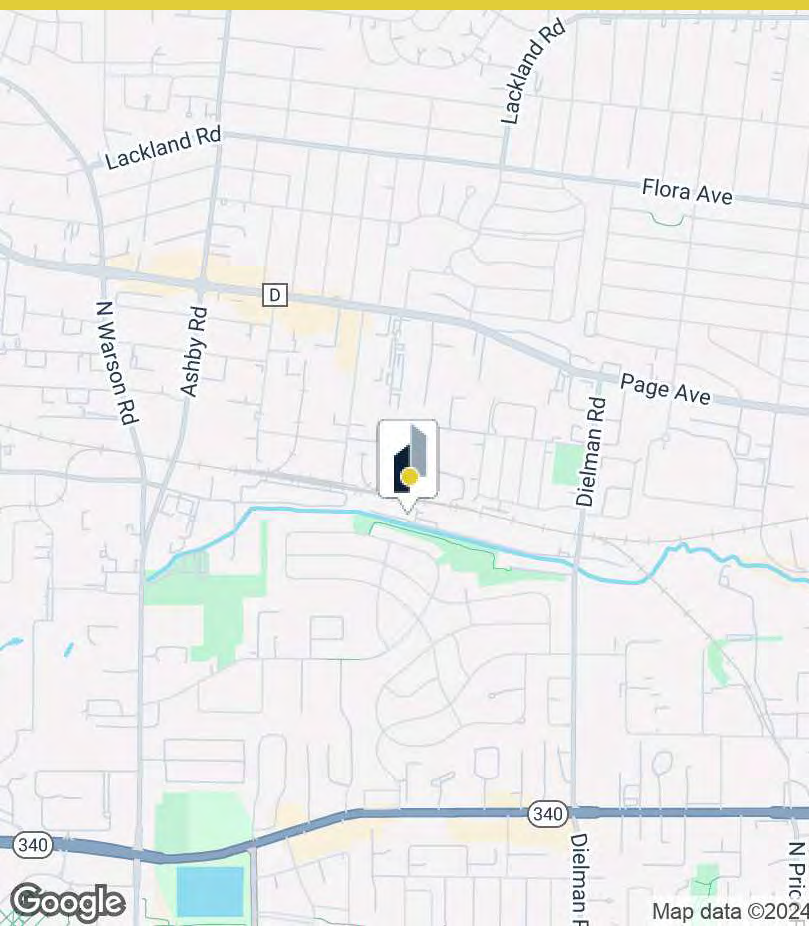
9601-9733 Dielman Rock Island Industrial Drive | St. Louis, MO 63132



9601-9733 Dielman Rock Island Industrial Drive



FOR LEASE:
\$1,000/month MG
or
\$2,000/month MG



Property Highlights

- Drive - in loading in every suite
- 100% air-conditioned
- Updates including: exterior LED lighting, parking lot resurfacing, exterior paint and new roof in 2021
- Ample parking
- Ideal for service businesses, contractors, or storage
- High-end car storage suites are available

This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.



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Floor Plan

Dielman Rock Island 1

9623/9625 2,000 SF	9627 1,000 SF	9629/9631/9615 3,000 SF	9633/9635 2,000 SF	9603/9637/9639 3,000 SF	9641 1,000 SF	
9619/9621 2,000 SF	9617 1,000 SF	9611 1,000 SF	9609 1,000 SF	9607 1,000 SF	9605 1,000 SF	9601 1,000 SF

10'x8' overhead doors
9'6" to ceiling joists
all electric
25'x40' bays


Dielman Rock Island 2

9659/9661 2,000 SF	9663 1,000 SF	9665 1,000 SF	9667 1,000 SF	9669 1,000 SF	9671 1,000 SF	9643/9673 2,000 SF
9657 1,000 SF	9655 1,000 SF	9653 1,000 SF	9651 1,000 SF	9649 1,000 SF	9647 1,000 SF	9645 1,000 SF

Dielman Rock Island 3

9717 1,000 SF	9719 1,000 SF	9709/9711/9721/9723 4,000 SF	9707/9725 2,000 SF	9727 1,000 SF	9729 1,000 SF
9713/9715 2,000 SF				9705 1,000 SF	9703/9701/9733 3,000 SF

All electric, Building 3 sprinklered 25'x40' bays, 10'Wx8'H overhead doors, ceiling heights: 9'6" to joists in rear

 = Available

Lease Spaces

9601-9733 Dielman Rock Island Industrial Drive



Available Spaces

Suite	Size (SF)	Lease Type	Lease Rate
9627	1,000 SF	Modified Gross	\$1,000 per month
9659/9661	2,000 SF	Modified Gross	\$2,000 per month
9605	1,000 SF	Modified Gross	\$1,000 per month
9657	1,000 SF	Modified Gross	\$1,000 per month
9655	1,000 SF	Modified Gross	\$1,000 per month

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